

003.B

0001

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

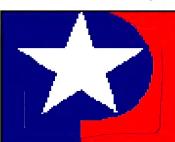
710,000 / 710,000

USE VALUE:

710,000 / 710,000

ASSESSED:

710,000 / 710,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		EGERTON RD, ARLINGTON

OWNERSHIP		Unit #:	2
Owner 1:	NIEDERST MATTHEW J &		
Owner 2:	NIEDERST EMILY A		
Owner 3:			

Street 1: 27-29 EGERTON RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: RANKEN EMILY A/ETAL -

Owner 2: JAFFE DAVID B -

Street 1: 27-29 EGERTON RD #2

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Wood Shingle Exterior and 1804 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7015																

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
102		0.000	710,000			710,000				151971
								GIS Ref		
								GIS Ref		
								Insp Date		
								05/11/18		

Total Card 0.000 710,000 710,000

Total Parcel 0.000 710,000 710,000

Source: Market Adj Cost Total Value per SQ unit /Card: 393.57 /Parcel: 393.5

Land Unit Type: Entered Lot Size Total Land:

1383!	Parcel ID 003.B-0001-0002.0	
PRINT		
Date 12/10/20		Time 16:11:38
LAST REV		
Date 01/17/19		Time 14:55:24

Prior Id # 1: 151971
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
383
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RANKEN EMILY A/	138-29		12/22/2015		535,000	No	No		
HOBBS IAN S & S	U72-144		8/16/2001		300,000	No	No		
CHASE REBECCA M	U45-20		2/1/1999		230,100	No	No	Y	

## BUILDING PERMITS

## ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2018	1462	Heat App	20,000	C				
9/18/2018	1341	Redo Bat	29,500	C				
6/15/2018	807	New Wind	7,790	C				
9/21/2010	2032	Redo Bat	9,000					
8/12/2010	993	Redo Kit	25,000					

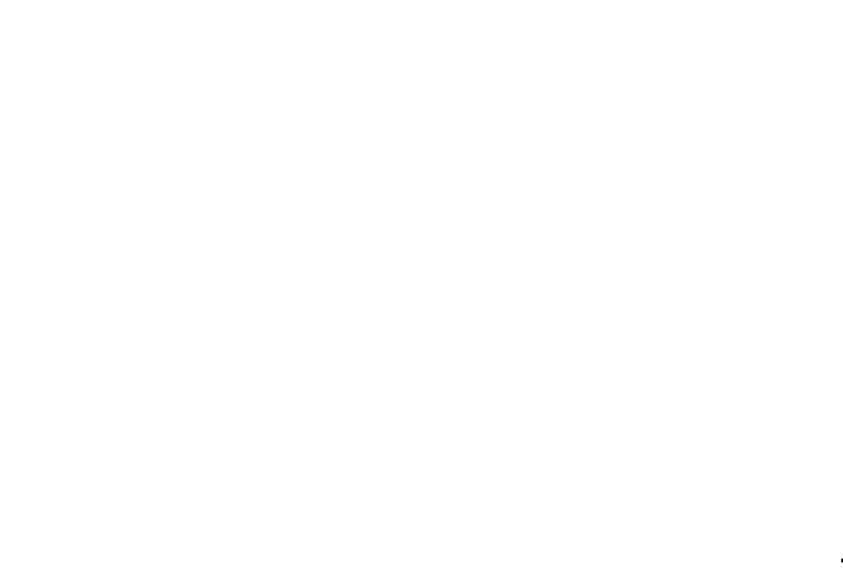
Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			SFL + ATTIC.														
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1														
Color: GREEN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir: N - NONE				Frl:	Rating:			Other														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper														
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2														
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct: G12	Fact: .			Floor: M - Multi-Level				Totals	RMs: 8	BRs: 3	Baths: 1	HB: 1										
Const Mod:				% Own: 50.000000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Lump Sum Adj:				Name: 57 - 7015				Exterior:				No Unit	RMS	BRS	FL							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:				1	8	3	2							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Additions:														
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:														
Sec Int Wall:		%		Economic:				Baths:														
Partition: T - Typical				Special:				Plumbing:														
Prim Floors: 4 - Carpet				Override:				Electric:														
Sec Floors:		%		Total: 10.8 %				Heating:														
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				General:				Totals										
Subfloor:				Basic \$ / SQ: 295.00								1				8	3					
Bsmnt Gar:				Size Adj: 1.23203993																		
Electric: 3 - Typical				Const Adj: 0.98010004																		
Insulation: 2 - Typical				Adj \$ / SQ: 356.219																		
Int vs Ext: S				Other Features: 81000																		
Heat Fuel: 1 - Oil				Grade Factor: 1.00																		
Heat Type: 3 - Forced H/W				NBHD Inf: 1.10000002																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 795981																		
% Com Wall:	% Sprinkled:			Depreciation: 85966																		
				Depreciated Total: 710015																		
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 003.B-0001-0002.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N	Total Yard Items:													Total Special Features:					Total:			

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1																				
Level	FY LR DR D K FR RR BR FB HB L O																					
Other																						
Upper																						
Lvl 2																						
Lvl 1																						
Lower																						
Totals	RMs: 8	BRs: 3	Baths: 1	HB: 1																		

**SKETCH**



**REMODELING**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	8	3

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	3	2

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,804	356.220	642,619
Sub Area	% Usbl	Descrip	% Type	Qu # Ten

**SUB AREA DETAIL**

Net Sketched Area:	1,804	Total:	642,619		
Size Ad	1804	Gross Are	1804	FinArea	1804

**IMAGE**



**AssessPro Patriot Properties, Inc**